

PRESENT: Mayor Deb Winder
Councillors Cary Brunett
Darcy Peakman
Stacey Rathgeber
Nie Vandenameele
Chief Administrative Officer Damon Werrell
Assistant Chief Administrative Officer Crystal Rathgeber
Town Foreman Mike Karakochuk

ABSENT: Councillors Shelley Worth
Lee Cisecki

1. CALL TO ORDER

The meeting was called to order at 6:50 P.M.

2. PUBLIC HEARINGS/ DELEGATIONS

DELEGATION

Council received a delegation from Dean Esau and Shaun Unger regarding a proposal for a condominium development on a portion of Block G, Plan 101953357.

47-26 Brunett/Vandenameele

That Council approve the proposed condominium development on a portion of Block G, Plan 101953357 in principle, and that the Town will bring water and sewer utility services to the property line and will grant a property tax holiday of one year from the date of transfer of title for the land from the Town to the developer and that this approval is subject to the following conditions:

- That the parcel of land, consisting of approximately 350 feet in width by 150 feet in depth, be sold to the developer for the purpose of condominium construction at a purchase price of \$320,000, plus applicable GST.
- That Council provide support for the detailed site plan and building plans associated with the proposed development.
- That the proposed development successfully obtain rezoning approval and subsequent approval of the subdivision application by Community Planning.
- That a Development Services Agreement be executed, commissioned by the Town, with all associated costs borne by the developer, including the completion of an engineering analysis to evaluate existing supporting infrastructure and confirm that all costs related to any required off-site improvements shall be the responsibility of the developer.

CARRIED

PUBLIC MEETING

At approximately 8:00 p.m., Council recessed the Regular Meeting and convened a Public Meeting to receive public comments regarding Bylaw No. 2-2026, being a bylaw to amend the Zoning Bylaw and on a discretionary use application from the Town of Delisle.

48-26 Peakman/Vandenameele

That the Regular Meeting go into recess at 8:00 P.M.

CARRIED



49-26 Peakman/Rathgeber
That the Regular Meeting be reconvened at 8:15 P.M.

CARRIED

3. ADOPTION OF MINUTES

50-26 Brunett/Rathgeber
That the minutes of the regular meeting held on February 12th be adopted.

CARRIED

4. FINANCIAL STATEMENTS

51-26 Peakman/Vandenameele
That the bank reconciliation, the balance sheet, and the statement of financial activities for the month of February 2026 be acknowledged and accepted.

CARRIED

5. PAYMENT OF ACCOUNTS

52-26 Peakman/Vandenameele
That the attached schedule of month-end accounts in the amount of \$225,819.92 be approved and that the attached schedule of accounts for payment totalling \$226,386.74 be approved and that all schedules form part of the minutes.

CARRIED

6. PLANNING AND DEVELOPMENT

53-26 Brunett/Peakman
That we refund Troy and Christine Bakke's lot deposit on Lot 6, Block 38, Plan 101953357 in the amount of \$27,000.00.

CARRIED

54-26 Peakman/Rathgeber
That Council supports Option A of the proposed new subdivision concept for Phase 1 of the East Subdivision, as designed by AECOM.

CARRIED

55-26 Vandenameele/Rathgeber
That we support Kelly Toews proposed condominium development on Parcel D Plan 78S23179 and the presented site plan and building plans in principle, subject to the following conditions:

- That the proposed development successfully obtain rezoning approval and subsequent approval of the subdivision application by Community Planning.
- That a Development Services Agreement be executed, commissioned by the Town, with all associated costs borne by the developer, including the completion of an engineering analysis to evaluate existing supporting infrastructure and confirm that all costs related to any required off-site improvements shall be the responsibility of the developer.

CARRIED

7. NEW BUSINESS

56-26 Peakman/Brunett

That we approve the discretionary use application from the Town of Delisle to place billboards along the highway commercial properties located at:

- Lot 6 Block 36 Plan 102397068
- Lots 1-8 Block 42 Plan 102397068
- Lots 1-4 Block 43 Plan 102397068.

CARRIED

8. BYLAWS/POLICIES

POLICIES

57-26 Brunett/Rathgeber

That the Sign and Billboards Policy be accepted as presented and implemented immediately.

CARRIED

BYLAWS

Bylaw 2-2026

58-26 Peakman/Brunett

That Bylaw 2-2026, being a bylaw to amend Bylaw 3-2013 known as the Zoning Bylaw, be given a second reading.

CARRIED

59-26 Rathgeber/ Vandenameele

That Bylaw 2-2026, be given a third reading at this meeting.

CARRIED

60-26 Brunett/ Peakman

That Bylaw 2-2026, be read a third time and adopted.

CARRIED

Bylaw 4-2026

61-26 Brunett/ Vandenameele

That Bylaw 4-2026, being a bylaw to establish fees and charges for municipal goods, services and activities, be given a first reading.

CARRIED

62-26 Rathgeber / Peakman

That Bylaw 4-2026 be given a second reading.

CARRIED

63-26 Brunett/ Vandenameele

That Bylaw 4-2026, be given a third reading at this meeting.

CARRIED

64-26 Rathgeber / Vandenameele

That Bylaw 4-2026, be read a third time and adopted.

CARRIED

Bylaw 5-2026

65-26 Brunett/ Vandenameele

That Bylaw 5-2026, being a bylaw to establish financial reserve funds and a municipal reserve account for the Town of Delisle, be given a first reading.

CARRIED

66-26 Peakman / Rathgeber

That Bylaw 5-2026 be given a second reading.

CARRIED

67-26 Brunett / Vandenameele

That Bylaw 5-2026, be given a third reading at this meeting.

CARRIED

68-26 Rathgeber/ Peakman

That Bylaw 5-2026, be read a third time and adopted.

CARRIED

9. ADJOURNMENT

69-26 Peakman / Winder

That this meeting be adjourned at 9:47 P.M.

CARRIED



Mayor



Chief Administrative Officer